JOHN EDMONDS & ASSOCIATES

Assessment of Effects on the Environment

Residential Subdivision and Visitor Accommodation development

For ROKI Collection Paradise Limited

September 2026

EXECUTIVE SUMMARY OF PROPOSAL

ROKI Collection Paradise Limited (the applicant) seeks resource consent to establish a visitor accommodation (lodge) development, including associated earthworks, access and landscaping. The applicant also seeks resource consent for subdivision and associated earthworks and access into seven allotments (five residential allotments, one resort allotment and an access lot).

Location:	Glenorchy-Paradise Road, RD1 Glenorchy 9372
Legal Description:	Lot 2 DP 579424, Lot 2 DP 395145 and Section 2 SO Plan 404413
Territorial Authority:	Queenstown Lakes District Council
Plan:	Proposed District Plan
Zoning:	Rural Residential, Rural Residential Sub Zone: Camp Hill, Rural
Natural Hazards:	Alluvial Fans - Regional Scale, Alluvial Fans - Fan Landform
Other:	The site is subject to the Outstanding Natural Landscape overlay (limited to the extent of site in the rural zone). The site is subject to Wāhi Tūpuna overlay #13: Ōturu (Diamond Lake, Mount Alfred and surrounds).
Activity Status:	Discretionary

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1 INTRODUCTION

This Assessment of Effects on the Environment (AEE), inclusive of appendices, has been prepared in accordance with Schedule 4 of the Resource Management Act (RMA). Together these documents provide:

- A description of the application site and surrounding environment;
- A description of the proposal;
- A description of the consents sought;
- An assessment of environmental effects;
- Identification and assessment of relevant objectives and policies of the Operative and Proposed District Plan; and
- A conclusion.

1.1 Overview

Resource consent is sought to establish a visitor accommodation (lodge) development, including associated earthworks, access and landscaping. The applicant also seeks resource consent for subdivision and associated earthworks and access into seven allotments (five residential allotments, access lot and one resort allotment).

The site is located at Glenorchy-Paradise Road. The site is zoned Rural Residential: Camp Hill Sub-Zone and Rural within the PDP.



Figure 1: Site Location (Site identified in blue)

1.2 Site Description

The site is located within a rural environment. The site adjoins Camp Hill landform to the east and rolling farmland to the north, west and south. The site is surrounded by mountains in the wider landscape, comprising Mount Alfred and Mount Earnslaw in the immediate vicinity and the Richardson Mountain Range to the east and Humboldt Mountain Range to the west. The site is located north of the Rees River.

The site is grazed farmland, with isolated mature shelterbelt vegetation. The site is accessed by an existing farm track from Glenorchy-Paradise Road.

1.3 Legal Description

The site is legally described as Lot 2 DP 579424 and Lot 2 DP 395145 and Section 2 SO Plan 404413, held in Record of Title 1080887 (attached as **Appendix A**). The following instruments are registered on the title:

7733683.2 Consent Notice – affects Lot 2 DP 579424 and Lot 2 DP 395145

- Prior to any residential activity on land within Lots 1 and 2, the consent holder shall install all necessary services and access to the lots in accordance with Council standards;
- At the time of further development of any land contained within Lots 1 and 2, development contributions for roading shall be paid in accordance with Council's policy at that time. No credits shall be given for the lots.

7733683.4 Land Covenant in Easement Instrument – affects Lot 2 DP 579424 and Lot 2 DP 395145

- Restrictive Covenant on surrounding land parcels:
  - no buildings or structures;
  - to be maintained as natural pasture; and
  - no further planting other than pasture grass and indigenous planting.
- Non-object clause for subdivision or land use consent application on surrounding land parcels.

12135174.1 Certificate pursuant to s 417 RMA – affects Lot 2 DP 579424 and Section 2 SO Plan 404413

- Permit to cut, construct and maintain a water race, or to use natural channel as a water race.

12531982.9 Right of Way over part Lot 2 DP 579424 marked A; easements subject to s243(a) RMA

- Applies to strip of land in southern most extent of site, not affected by proposal

12531982.10 Land Covenant (limited as to duration)

- Non-object Covenant in favour of this site from Lot 1 DP 579424
- Expiry date of 21 December 2033 (10 years from registration of instrument)

The following notations are also recorded on the title:

Subject to s120(9) Public Works Act – relating to the amalgamation of the stopped road (Camp Hill Road) to the wider land.

Subject to ss 241(2) and 242(1) and (2) – affects DP 579424 – relating to amalgamation of the lots.

1.4 Natural Hazards

The following hazards are listed on the site under ORC Natural Hazard records:

- Alluvial Fans – Regional Scale - Fan activity: inactive; Fan type: floodwater-dominated. Applies to majority of site.

  The ORC Source Report (Otago Alluvial Fans Project, March 2009) that informs the mapping of this overlay states that inactive alluvial fans are regarded as not posing any further threat to infrastructure, development or life, perhaps within a time period of 100 years.

- Alluvial Fans – Fan Landform- Landform type: fan stabilised-isolated; Description: Abandoned fan terrace, isolated from current fan drainage; boundaries with active streams are terraces >10 m high on steep fans, or >5 m high on gentle fans. Mature native forest (if present) and immature to mature soils.

  This natural hazard record applies to the north-west of the site only, refer mapping extract in Figure 2 below.



Figure 2: Alluvial Fan Landforms and Channels overlay (ORC mapping)

The ORC Source Report (Otago Alluvial Fans Project Supplementary Investigation, April 2009, Table 3) description of the fan stabilised-isolated landform type in relation to hazard issues states unlikely to be reoccupied under present conditions on the fan and inactive.

The site is not subject to the Rees River flooding hazard overlay.

1.5 Consent History

The following resource consents have been granted in relation to the subject site and are summarised in the table below:

Table 2: Consent History

Consent number	Date	Description
RM040455	22/10/2004	Resource consent approved subdivision of site into 36 rural living lots and associated earthworks. This consent has lapsed.
RM050144	14/11/2005	Resource consent approved subdivision of site into 26 rural living lots, 3 common lots and 2 lots to be amalgamated, with associated earthworks. Variations and extensions of lapse date were approved through resource consents RM070285, RM120508 and RM150569. This consent has lapsed.
RM060327	29/06/2006	Resource consent approved an additional lot and dwelling to the north of the site. A two year extension was approved, with a lapse date of 29 June 2013.

RM070582	08/08/2007	Subdivision of wider landholdings (308 hectares, Mount Earnslaw Station) into two allotments to separate the development area in RM050144 (the current site) from wider farm. This consent has been given effect to.
RM220108	08/04/2022	Boundary adjustment at 1134 Glenorchy-Paradise Road, affecting section of land at southern boundary. This consent has been given effect to.

1.6 Geotechnical

A Geotechnical Report is provided in **Appendix E**. The site is underlain by topsoil, loess then alluvial gravelly sand and gravel. The regional groundwater table is expected to be well below the site.

2 DESCRIPTION OF PROPOSAL

The applicant seeks the necessary resource consents to establish a visitor accommodation (lodge) development, including associated earthworks, access and landscaping. The applicant also seeks resource consent for subdivision and associated earthworks and access into seven allotments (five residential allotments, one resort allotment and one access allotment).

2.1 Visitor Accommodation

The visitor accommodation activity is proposed in the northern portion of the landholding, comprising a central lodge building with communal facilities, and accommodation units located to the north on smaller internal accessways.



Figure 3: Site development layout (refer **Appendix B**)

The visitor accommodation development comprises:

- Arrival court (vehicle drop off and pick up area);
- Main lodge building (including reception, billiards room, bar, kitchen and dining areas, as well as staff offices and bathrooms);
- One x conservatory building;
- One x piano building;
- Private dining area;
- Four x one-bedroom suites;
- Two x two-bedroom suites;
- Six x one-bedroom cabins;
- Four x duplex suites;
- One x three-bedroom cottage;
- One x five-bedroom cottage (configured as a two-bedroom and a three-bedroom unit);
- Gym and wellness buildings;
- Garden and courtyard structures;
- Two x back of house barn/service buildings; and
- Ten x three-bedroom staff accommodation units, with separate bathroom buildings.

The architectural plans for the buildings have been prepared by Sumich Chaplin architects and are provided in **Appendix B**.

All buildings are single storey. The main lodge building is the largest floor area, comprising 455.3m^2. The floor area of the accommodation buildings range between 85m^2 (one-bedroom cabin) and 720m^2 (five-bedroom cottage). There are 18 visitor accommodation buildings in total, comprising 30 bedrooms overall.

A cohesive materials palette is proposed across all buildings, comprising combinations of:

Element	Material
Roofing	Standing seam metal roofing; Slate shingle roofing; Membrane flat roofing (black/dark); Corrugate metal roofing.
Wall cladding	Bandsawn cedar (horizontal rusticated with vertical batten); Flat sheet steel/zinc cladding; Rock/stone cladding, including river stone in steel gabion; Vertical corrugated metal cladding; Solid plaster.
Joinery	Double glazed timber (painted); Exposed structural steel facing; Double glazed aluminium joinery (powdercoated).

The colours will be in the range of browns, greys and greens, with a light reflectance of 30% or lower. Roofs and pre-painted steel exterior surfaces will have a light reflectance of 20% or lower.

2.2 Landscaping

Landscaping plans have been prepared by Suzanne Turley landscapes and are provided in **Appendix C**.

The proposed landscaping comprises grass mounding, three artificial lakes and a mixture of formal and informal planting.

Forty artificial berms are proposed within the visitor accommodation development, typically 1500 – 2000mm high. These berms are located on the northern boundary, and between the proposed accommodation buildings and the remainder of the site. The artificial berms are proposed to provide a dual-purpose screening/privacy buffer and rural character purpose.

A band of mature conifers within the middle of the site will be removed to provide for the buildings.

A comprehensive structural planting plan is proposed. This will increase the extent of planting on the site. The planting plan includes areas of more formal planting, such as along vehicle access ways, as well as clustered planting for a more natural planting pattern. Mountain beech forest is proposed on the north-eastern and central southern boundaries. A mixture of deciduous trees, evergreen trees and screening shrubs are proposed. Bands of hedging are localised to the central communal areas.

The site perimeter will be fenced with post and rail fencing, with a natural timber finish. Gates will be installed within the site, with a typically natural timber finish.

2.3 Earthworks

The proposed earthworks comprise approximately 152,000m^3, comprising 76,500m^3 bulk cut and 75,500m^3 bulk fill. The earthworks plans are provided in **Appendix F**. The 1,000m^3 balance cut material may be utilised within the site in the bund fills.

The maximum cut depth is approximately 3.5m below existing ground level, for the ponds. The maximum fill height is approximately 2m for the landscaped mounds.

An Environmental Management Plan is provided in **Appendix H** that sets out the erosion and sediment control measures that will be implemented for the duration of earthworks. The recommendations in the EMP will be followed by the contractor including:

- Staging principle – earthworks will be progressively staged so that the minimum practicable area is disturbed. Completed surfaces are to be permanently or temporarily stabilised before new work fronts are opened wherever practicable; and

- Erosion and sediment controls will be in place for the duration of works – including measures such as clean-water diversions, dirty-water diversions, treatment trains, sediment ponds, temporary forebays, silt and super-silt fencing, stockpile locations, flow directions and a multi-use diversion bund as appropriate in the final EMP.

The earthworks will be staged to manage the area of open ground at any one time, noting the cut material will be used to form the landscaping mounds on site.

2.4 Access and Parking

The vehicle accessway is designed to the PDP standards and follows the existing farm access track and land parcel shape. The proposed vehicle access has 5.5m formed width with 1m shoulders on both sides. The shoulders are proposed either as compacted gravel or mown lawn swale.

Golf cart tracks are proposed for access between the accommodation buildings and lodge/communal buildings on the site. The tracks are 3.5m wide, hoggin finish. These paths may be shared with golf buggies.

Pedestrian only paths are provided within the site. These will be formed 1.6m wide hoggin finish, or informal compacted gravel or grass mown areas with no fixed width or edge treatment.

40 car parking spaces are provided in association with the visitor accommodation activity. There is sufficient manoeuvring space for all vehicles to exit the site in a forward gear.

All access and parking areas will be private (no vesting).

2.5 Residential Lots

Five residential lots are proposed on the southern boundary of the site. These will be accessed by a 5.5m wide access from the main driveway access to the visitor accommodation complex.

The residential lots each contain a 1,000m^2 building platform and driveway access to the platform.

No building plans are provided for these allotments. Construction of a dwelling that complies with built form standards is a permitted activity and is anticipated on each lot.

2.6 Subdivision

The proposed subdivision will create seven lots, comprising one access lot, five residential lots and one visitor accommodation lot. The access lot will be unserviced. The Scheme Plan is provided in **Appendix G**.

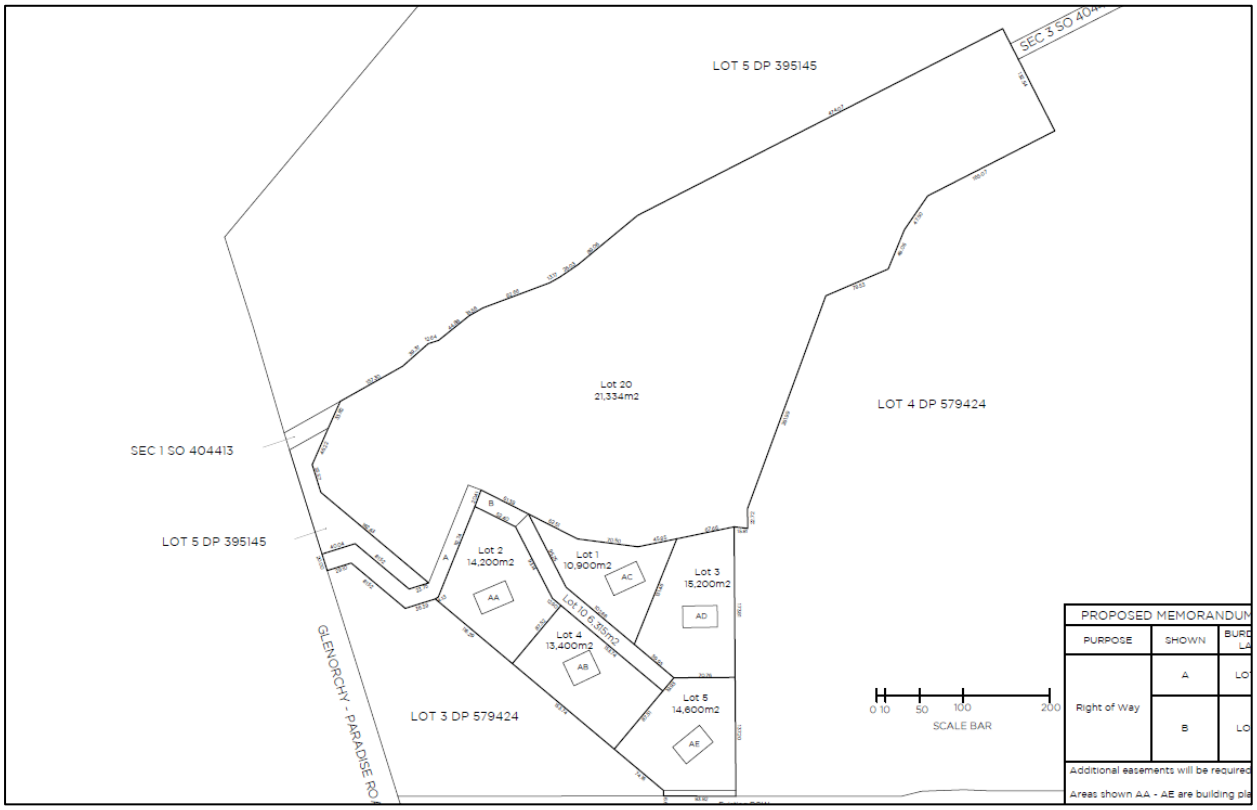


Figure 4: Proposed subdivision layout

Details of the proposed servicing, including calculations, are provided in the Infrastructure Report in **Appendix D**.

In summary, the proposed development will be serviced by the following:

Water supply	On-site bore, supplemented by roof water harvesting and storage (12 retention tanks proposed)
Wastewater	On-site disposal, design by SQEP. Sufficient land area for disposal field
Stormwater	On-site soakage via soakpits, attenuation ponds, swale system
Telecommunications	Reticulation feasible from existing telecommunication cabinet on eastern side of the road
Electricity	Reticulation feasible from existing high voltage overhead line in vicinity of site

These matters will be secured by consent notice on the subdivided lot titles.

There are no reticulated Council systems. All assets will remain in private ownership and maintenance arrangements will be set up through appropriate legal mechanisms.

3 DISTRICT PLAN PROVISIONS

3.1 Proposed District Plan

The site is zoned as Rural Residential, Camp Hill Sub-Zone. The purpose of the Rural Residential Zone is to:

> *"The Rural Residential zone generally provides for development at a density of up to one residence every 4000m^2. Some Rural Residential areas are located within visually sensitive landscapes. Additional provisions apply to development in some areas to enhance landscape values, indigenous vegetation, the quality of living environments within the zone and to manage the visual effects of the anticipated development from outside the zone, particularly from surrounding rural areas, lakes and rivers. The potential adverse effects of buildings are controlled by bulk and location, colour and lighting standards and, where required, design and landscaping controls imposed at the time of subdivision."*

The accessway is within the Rural Zone. The site is surrounded by Rural zoned land that is within the Outstanding Natural Landscape. The site is an 'Exception Zone' pursuant to the strategic direction in Chapter 3 of the PDP.

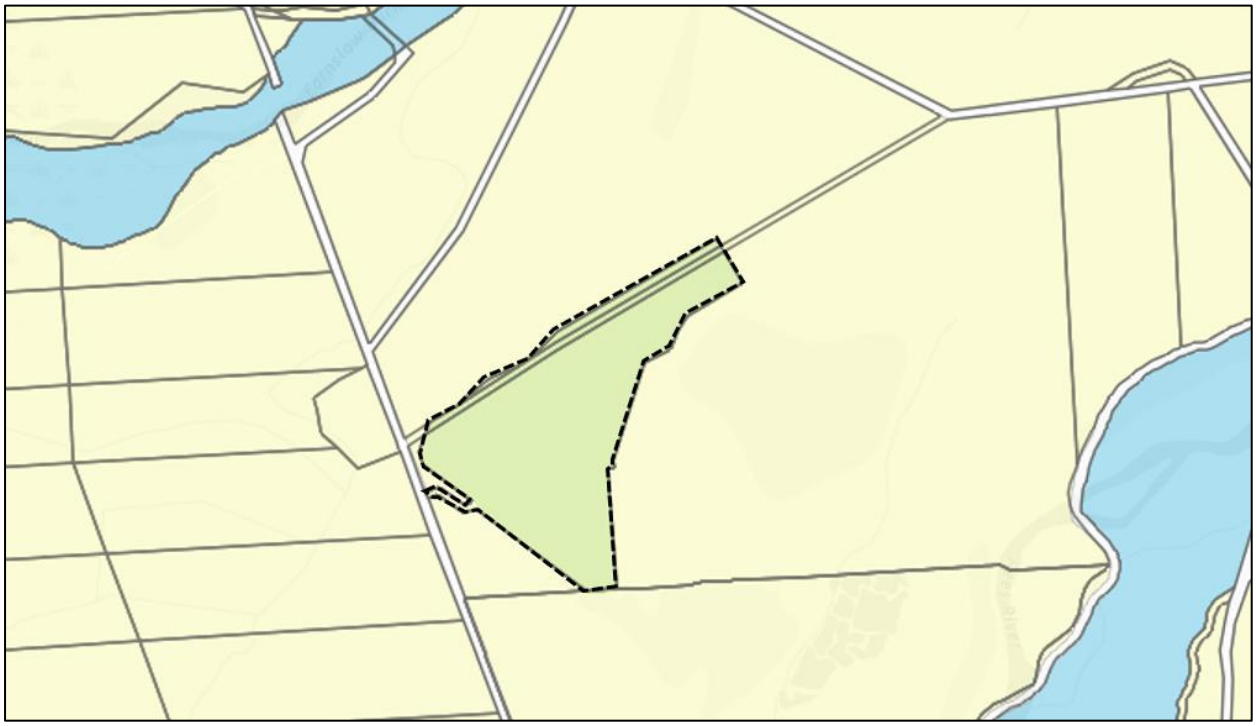


Figure 5: PDP Zoning (site outlined in dash)

The site is subject to the wāhi tupuna overlay #13 for Ōturu (Diamond Lake, Mount Alfred and surrounds).

The manawhenua values listed are: Mahika kai, nohoaka, pounamu, kāika, archaeological values, wāhi taoka.

An assessment of the relevant PDP rules is provided in Table 2.

Table 2: Assessment of Relevant Proposed District Plan Rules

Clause	Description	Comment
Chapter 22 – Rural Residential and Lifestyle		
Table 1 - Activities		
22.4.1	Construction and exterior alteration of buildings.	Permitted activity. Complies.
22.4.3	Residential Activity.	Permitted activity. Complies.
22.4.4	Residential Flat	Permitted activity. Complies.

22.4.10	Visitor accommodation including the construction or use of buildings for visitor accommodation	**Discretionary activity consent required**.
Table 2 – Standards		
22.5.1	Building Materials and Colours	The materials proposed will comply with this standard. Complies.
22.5.2	Building Coverage – maximum ground floor area of any building must not exceed 15% of net site area	No building exceeds 15% of net site area. Complies.
22.5.3	Building Size – maximum ground floor area of any individual building must not exceed 500m^2	Floor area of five bedroom cottage building is 720m^2. Does not comply – **Restricted discretionary activity consent required**. Discretion is restricted to: a. visual dominance; b. the effect on open space, rural living character and amenity; c. effects on views and outlook from neighbouring properties; d. building design.
22.5.4	Setback from internal boundaries – minimum setback of 6m	Buildings are setback at least 6m from boundaries. Complies.
22.5.5	Setback from roads – minimum 10m	Buildings are setback at least 10m from the road – complies.
22.5.6	Setback from water bodies – minimum 20m from bed of a river, lake or wetland	Complies.
22.5.8	Building height – maximum 8m	Complies.
22.5.9	Lighting and Glare	Complies.
22.5.10	Heavy Vehicle Storage	No heavy vehicle storage proposed – complies.
22.5.11	Residential Density: no more than one residential unit per 4000m^2 net site area	Complies.
22.5.13	Firefighting water and access	No buildings for residential activities are proposed. Complies.
22.5.14	Residential Visitor Accommodation – more than 120 nights per annum per unit	Any future dwellings can be used for residential visitor accommodation that complies with this standard. Complies.
22.5.15	Homestay	Any future dwellings can be used as a homestay that complies with this standard. Complies.
Table 5 – Rural Residential Camp Hill		
22.5.30	Zone Boundary Setback – minimum 20m from zone boundary or top of escarpment	Buildings are setback at least 20m from zone boundary. Complies.
22.5.31	Building Height – maximum of 5.5m	Building height less than 5.5m. Chimneys exceeding 5.5m are less than 1.5m above this permitted height. Complies.
22.5.32	Maximum number of residential units – 36 units	Five residential units are proposed. Complies.
Chapter 25 – Earthworks		
25.3.2.5	Earthworks associated with subdivisions under Chapter 27 are exempt from the following rules: a. Table 25.2 Maximum Volume; b. Rule 25.5.15 Cut Standard; and c. Rule 25.5.16 Fill Standard; and d. Rule 25.5.21.	Applications for subdivision involving any earthworks shall be considered against the matters of discretion for earthworks in Part 25.7 and assessment matters in Part 25.8.

Table 25.1 – Earthworks Activities		
25.4.2	Earthworks that exceed the maximum total volume of earthworks in Table 25.2: 400m^3 in Rural Residential Zone 1000m^3 in Rural Zone	Resource consent not required pursuant to Rule 25.3.2.5.
Table 25.3 – Standards		
25.5.11	Earthworks over a contiguous area of land shall not exceed the following area: 25.5.11.1 – 2,500m^2 where the slope is 10 degrees or greater 25.5.11.2 – 10,000m^2 where the slope is less than 10 degrees	**Restricted discretionary activity consent required**.
25.5.12	Erosion and sediment control measures must be implemented and maintained during earthworks.	Complies.
25.5.13	Dust from earthworks shall be managed through appropriate dust control measures.	Complies
25.5.14	Earthworks that discovers cultural, archaeological or contaminated land	Complies.
25.5.15	Maximum depth of cut – 2.4m	Resource consent not required pursuant to Rule 25.3.2.5.
25.5.16	Maximum height of fill – 2m	Maximum height of fill 2m. Complies.
25.5.17	Earthworks for access ways in Rural Zone	Complies
25.5.18	Earthworks to be set back from boundaries	Complies
25.5.19	Earthworks in proximity to water bodies	Complies
25.5.20	Earthworks shall not be undertaken below water table of any aquifer	Complies
25.5.21	No more than 300m^3 of cleanfill to be transported by road to or from site	Resource consent not required pursuant to Rule 25.3.2.5.
Chapter 27 – Subdivision and Development		
Subdivision Activities – District Wide		
27.5.8	Subdivision within the Rural Residential Zone	**Restricted discretionary consent required**.
27.5.11	Subdivision of land that creates an additional lot within identified wāhi tupuna area outside of the urban environment, where subdivision is a potential threat set out in Schedule 39.6	Subdivision listed as a threat in Schedule 39.6 wāhi tupuna #13. **Restricted discretionary consent required.**
27.5.22	Subdivision that does not comply with minimum lot area in Part 27.6 Rural Residential Camp Hill: 4000m^2 with no more than 36 lots created for residential activity	Complies.
27.5.24	Subdivision of an allotment that if undertaken as part of a previous subdivision would have caused that previous subdivision to exceed minimum average density requirements in Rural Residential Zone	Complies.
27.5.28	Subdivision that does not comply with standard related to servicing and infrastructure under Rule 27.7.39	All lots will be provided at least 1000L potable per lot. Electricity, telecommunication, wastewater and firefighting all to be provided. Complies.
27.7.35	Dimension of lots shall be able to accommodate a square of 30m x 30m	All lots can accommodate the minimum dimensions. Complies.

Chapter 29 – Transport		
Table 29.3		
Parking and loading spaces will be provided in accordance with Table 29.3.		
29.9	Change of use – more than 50 car parking spaces	40 carparks are proposed for the lodge activity. Not a high traffic generating activity. **Complies**.
Chapter 39 – Wāhi Tūpuna		
Table 39.4		
39.4.1	Farm buildings within an identified wāhi tūpuna area	Permitted – subject to standards. Complies.
39.4.2	Structures within an identified wāhi tūpuna area	Permitted – subject to standards associated with energy and utility activities. Complies.
39.4.3	Buildings within an identified wāhi tūpuna area	Permitted – subject to minimum setback standard of 2m from boundary of wetland, river or lake. Complies.

In summary, under the PDP, Resource Consent is sought for the following:

- A **discretionary** activity resource consent for visitor accommodation pursuant to Rule 22.4.10 within the Rural Residential zone.
- A **restricted discretionary** activity resource consent pursuant to Rule 22.5.3 for a building floor area exceeding 500m^2.
- A **restricted discretionary** activity resource consent for earthworks pursuant to Rule 25.5.11 for earthworks over a contiguous area exceeding 10,000m^2.
- A **restricted discretionary** subdivision consent for subdivision in the Rural Residential zone.
- A **restricted discretionary** subdivision consent for subdivision in a non-urban wāhi tūpuna.

3.2 Activity Status Summary

The activity status of the application is **Discretionary**.

3.3 Otago Regional Plan

Resource consent will be sought from Otago Regional Council for residential earthworks and groundwater take. These aspects will be pursued once the certainty of resource consent from QLDC is obtained.

4 ACTIVITY STATUS

Sections 104 and 104B set out the relevant assessment matters for resource consent applications carrying the discretionary activity status:

104 Consideration of applications

(1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to–

(a) any actual or potential effects on the environment of allowing the activity; and

(b) any relevant provisions of—

(i) a national environmental standard:

(ii) other regulations:

(iii) a national policy statement:

(iv) a New Zealand coastal policy statement:

(v) a regional policy statement or proposed regional policy statement:

(vi) a plan or proposed plan; and

(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

104B Determination of applications for discretionary or non-complying activities

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority -

(a) may grant or refuse the application; and

(b) if it grants the application, may impose conditions under section 108.

5 ASSESSMENT OF EFFECTS

5.1 Permitted Baseline

Under section 104(2) of the RMA, Council may disregard an adverse effect of a proposed activity on the environment if a plan permits an activity with that effect. The permitted baseline refers to the effects of permitted activities or activities which have already been granted resource consent on the subject site. The permitted baseline may be taken into account and the council has the discretion to disregard those effects where an activity is not fanciful. In this case the permitted baseline includes:

- construction of up to 36 residential dwellings and 36 associated residential flats;
- Each building up to 5.5m in height and 500m^2 floor area;
- Each dwelling could be used as a homestay with up to five paying guests, or residential visitor accommodation activity for a maximum of nine guests and 120 nights per year.

5.2 Receiving Environment

The receiving environment beyond the subject site includes permitted activities under the relevant plans, lawfully established activities (via existing use rights or resource consent), and any unimplemented resource consents that are likely to be implemented. This is the environment within which the adverse effects of this application must be assessed.

5.3 General

In respect of the 4th Schedule of the RMA, this assessment is framed around the basis that:

- The proposal will not adversely affect ecosystems.
- The proposal will not adversely affect the exercise of any protected customary right.
- The scale and significance of the activity's effects are mitigated through the use of design controls and landscaping to mitigate the effects of built form.
- The proposal does not include the use of hazardous installations. Accordingly, it will not increase any risk to the neighbourhood, the wider community, or the environment through hazardous installations.
- The proposal will not result in any significant adverse effect on the environment (so a description of any possible alternative locations or methods for undertaking the activity has not been provided).
- The physical effect on the locality, including any landscape and visual effects are mitigated through the utilisation of the existing site context and the proposed design. Accordingly, the activity will not result in any adverse effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations. It is therefore also considered the proposal will not have any adverse effect on people in the surrounding area.
- The site is located within an Exception Zone (pursuant to Chapter 3 PDP) so effects on ONLs are considered only insofar as the site is located within a wider ONL context.

5.4 Actual & Potential Effects

Taking into account effects that must or may be disregarded and the permitted baseline above, the following assessment determines whether the proposed activity will have, or is likely to have, adverse effects on the environment that are more than minor.

5.5 Landscape Effects

The Landscape Assessment in **Appendix I** provides assessment of the landscape effects. In summary:

- The landscaping strategy will substantially screen and effectively integrate the built form associated with the visitor accommodation activity into the surrounding landscape.
- The wider landscape values and visual amenity of the surrounding area will not be materially compromised by the proposed visitor accommodation.
- The proposal will largely maintain the landscape character, visual amenity and rural qualities of the area and the effects will not be adverse.

Overall, effects from the proposed mixed use development on the landscape will be less than minor.

5.6 Visual Effects

The Landscape Assessment in **Appendix I** provides assessment of the visual effects. In summary:

- The proposed development will be of limited visibility from Glenorchy-Paradise Road, Diamond Lake and adjacent public land. The terraced landform topography and proposed berms (mounds) and planting strategy will contribute to screening and softening the visual presence of built form on the site.
- Lovers Leap Road users and visitors of the Earnslaw Burn car park will view the site from oblique angles, at distances of 550m or more. Proposed buildings will be visible within the context of Camp Hill backdrop.
- Effects on visual amenity when viewed from Glenorchy-Paradise Road, Diamond Lake and adjacent public land, Lovers Leap Road and neighbouring properties are not considered to be adverse.

The largest building by floor area is the 5-bedroom cottage. The north and south (entry) elevations are snipped in Figure 5 below.

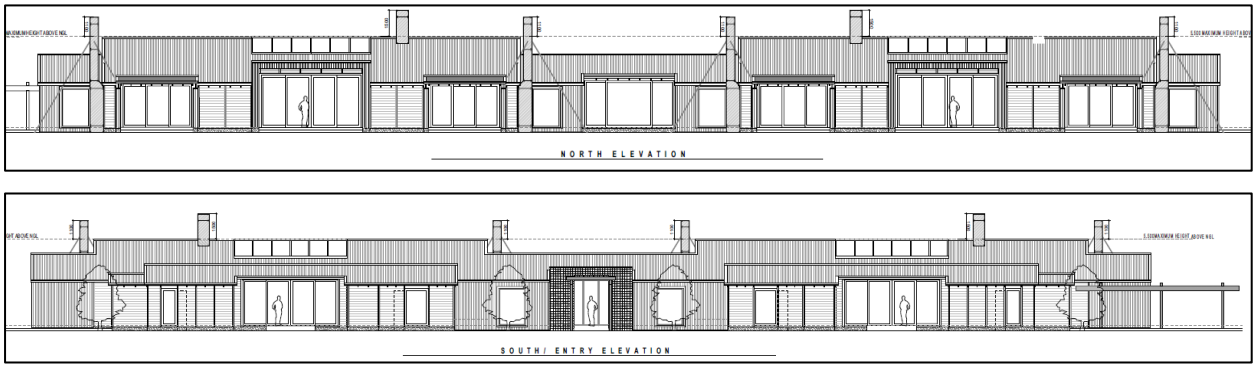


Figure 6: North and south elevations of largest building proposed (5-bedroom cottage)

The building will not be visually dominant from outside the site. The building is set back more than 50m from the northern and eastern boundary, and mass planting of mountain beech is proposed on the boundaries. The building will not dominate the Camp Hill landform to the south. The visual effects of this building on views and outlook from adjoining land are not adverse.

5.7 Ecological Effects

The site is currently grazed farmland. Mature conifers will be removed on parts of the site. A comprehensive planting strategy is proposed in the Landscape Plans, including mass planting of mountain beech forest. The mountain beech planting may create ecological opportunities that are currently not present on the site. The proposed development will not generate adverse effects on ecosystems.

5.8 Earthworks Effects

The matters of discretion for earthworks are listed in 25.7.

Matter of discretion	Assessment
Soil erosion, generation and run-off of sediment.	Erosion and sediment controls are proposed in the Environmental Management Plan (**Appendix H**). These controls include silt fences, swales, dirty water diversion bund, and sediment ponds. There are erosion and sediment controls on all boundaries adjoining neighbouring land parcels.
Landscape and visual amenity values.	The proposed earthworks will be limited in duration to the construction timing. Given the topography of the site, the earthworks will be located on the plateau area and are setback from public views. The effects on landscape and visual amenity values of the earthworks will be less than minor.
Effects on infrastructure, adjacent sites and public roads.	The earthworks will not impact any infrastructure, adjacent sites or public roads. There is 1,500m^3 of cleanfill that may be transported to the site, for pond lining/river rock. This will be managed by suitably sized vehicles, noting this is a rural road. The earthworks have been designed to balance the cut and fill volumes on the site, to ensure earth is not required to be transported along the roading network. The risk of transport effects from truck movements and sediment spill onto the road from the bulk earthworks has been mitigated. Effects on infrastructure, adjacent sites and public roads are considered less than minor.
Land stability.	The earthworks will not impact site stability. There are no works on steep terrain that will impact the slope. The Geotechnical Report (**Appendix E**) provides in Appendix A, Figure 1, a visual demonstration of an appropriate crest setback. As per the Geotechnical Report, all earthworks activities will be undertaken in accordance with NZS 4431:2022. The earthworks will be undertaken in accordance with the recommendations of the Geotechnical Report.
Effects on water bodies, ecosystem services and biodiversity.	There are no sensitive waterbodies within the site. Some mature vegetation (conifers) will be removed and replaced with increased vegetation (refer Landscape Plans, **Appendix C**).

Cultural, heritage and archaeological sites.	The site is located within an identified wāhi tūpuna overlay. A condition prescribing the Accidental Discovery Protocol is considered sufficient for the earthworks in the event cultural, heritage or archaeological matter is identified during works.
Nuisance effects.	There are no sensitive receivers in the vicinity of the site. No nuisance effects are anticipated.
Natural Hazards.	As set out in the Geotechnical Report, the risk level for all hazards is low. The proposed earthworks will not exacerbate the natural hazard risk.
Functional aspects and positive effects.	The earthworks will enable a comprehensive residential and visitor accommodation development within the site. The earthworks will facilitate a landscaping strategy of hummocks/mounds that will complement a natural landform pattern existing in the wider environment. The formation of ponds will create visual amenity, and the earthworked material will be reused on site.

5.9 Neighbourhood Effects

The proposal will change the neighbourhood by introduction of residential and visitor accommodation buildings and people, however, change is anticipated by the PDP zoning of this land. Construction of buildings is a permitted activity, therefore temporary construction effects can be absorbed in this environment and neighbourhood.

Effects of the proposal will be contained within the site. In particular:

- The built form is set back from all boundaries;
- There are no specific high noise generating activities proposed during construction. No rock breaking or similar is proposed;
- There are no specific high noise generating activities proposed during operation. The lodge communal facilities are set within the central portion of the site, with separation from internal boundaries;
- The landscape mounding proposed on the northern boundary will reflect a natural hillock landform and visually screen buildings.

The proposal will not impact the rural activities occurring on the adjoining Earnslaw Station or wider farming sites.

5.10 Transport Effects

The proposed activity is not categorised as a High Traffic Generating Activity.

The proposal will form a single vehicle access from the road to the site, utilising the existing farm access. The vehicle crossing is within a straight section of road, with appropriate site distance. The shape of the land parcel dictates the vehicle access point, which has been determined as appropriate through previous subdivision approvals.

40 car parking spaces are proposed. These are contained within the site and will not be visible from public places.

Golf cart movements are the main form of internal transport. No external transport effects are anticipated.

Staff accommodation is provided on site to minimise vehicle movements to and from the site.

The Paradise-Glenorchy Road is a Local Road under the QLDC road hierarchy. The road up until the Priory Road intersection is a Collector Road. The section from this intersection is unsealed. Seasonally the road becomes busier during the summer where the Earnslaw Burn hike is more popular. The number of vehicles resulting from use of the

lodge, including guests and staff, is relatively low and will be absorbed into the public use of the road. There will be no additional obvious effects of the road absorbing this traffic generation.

As set out in the permitted baseline, the use of the road to service 36 dwellings is a permitted activity.

5.11 Cultural Effects

The description of wāhi tūpuna #13 Oturu (Diamond Lake, Mount Alfred and surrounds) in PDP Chapter 39 is:

> *Ōturu tells the story of Waitaha tupuna (ancestor) Turu who is immortalised as the Lake, now known as Diamond Lake. Turu's pōua (grandfather), Ari, was also immortalised in the nearby mountain, commonly known as Mount Alfred. Thus, the Lake is considered wāhi taoka, a place which reflects the rich and long history of Kāi Tahu association with Otago.*
>
> *Other sites in the area:*
> *Part of Puahiri/Puahere, part of Te Awa Whakatipu, Te Komarama, Te Puia.*

The listed manawhenua values are: whakapapa (genealogy), rakatirataka (chieftainship, decision-making rights), kaitiakitaka (exercise of customary custodianship), mana (authority, prestige, influence), mauri (life supporting capacity), Nohoaka (a network of seasonal settlements), mahika kai (gathering of food and natural materials), pounamu (Nephrite, greenstone, jade), kāika (Settlement), archaeological values, wāhi taoka (resources, places and sites treasured by tangata whenua).

The proposal will not impact Diamond Lake or Mount Alfred (and the associated stories of Turu and Ari). The site is contained within these two landforms and will not obstruct connection across and between the two. The proposal will not generate any direct impacts on the manawhenua values listed.

The proposal includes areas of native planting (such as mountain beech forest), with plant selection based on suitability to grow in this environment. The stormwater system proposed includes disposal to ground and no direct discharge to a receiving natural water body. Planting natives and stormwater discharge to land is encouraged through the relevant Iwi Management Plans. The proposal is not inconsistent with the Kāi Tahu ki Otago Natural Resource Management Plan 2005 or Te Tangi a Tauira – Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008.

The Accidental Discovery protocol will be included in the earthworks conditions, for application in the event that cultural or archaeological matter is identified during earthworks.

5.12 Natural Hazards

The Otago Regional Council mapping shows the site is subject to an inactive alluvial fan.

The potential hazards have been assessed in the Geotechnical Report (**Appendix E**) which concludes that all hazard risks are low. The driveway for proposed Lot 1 will be moved to the north in accordance with the recommendations, to avoid the access being located within the identified crest setback. The applicant will undertake earthworks in accordance with the recommendations in the Geotechnical Report.

The natural hazard risks affecting the site and proposal can be adequately mitigated.

5.13 Subdivision Effects

The matters of discretion for subdivision are assessed below, in accordance with Rule 27.5.8.

Matter of discretion	Assessment
a. in the Rural Lifestyle Zone …	N/A
b. subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions;	The subdivision has been designed to retain large lots with open space surrounding building platform areas.

	These larger lots will provide a low density rural living environment.
c. internal roading design and provision, relating to access and service easements for future subdivision on adjoining land, and any consequential effects on the layout of lots and on lot sizes and dimensions;	The internal roading includes an access allotment for the residential lots, and an easement area across the lodge. Given the isolated zoning of this site for rural residential activities, no connection has been made to adjoining sites.
d. property access and roading;	The access to all proposed lots is through the existing access to the road, which is a narrow shaped section of the land parcel with an existing farm track.
e. esplanade provision;	No esplanade provision is necessary.
f. the adequacy of measures to address the risk of natural hazards;	Natural hazard risk is low as addressed in the Geotechnical Report (**Appendix E**).
g. fire fighting water supply;	Firefighting water supply will be made available from static storage tanks across the site.
h. water supply;	Water supply will be available from a bore and roof water harvesting. Details will be secured through a consent notice condition.
i. stormwater disposal;	Stormwater will be disposed to ground through appropriately designed soakpits. A consent notice condition will ensure this is appropriately designed for each allotment.
j. sewage treatment and disposal;	Sewage treatment and disposal will be secured through a consent notice condition.
k. energy supply and telecommunications including adverse effects on energy supply and telecommunication networks;	No adverse effects on energy supply and telecommunication networks are anticipated.
l. open space and recreation;	The subdivision will provide for open space within the site.
m. ecological and natural values;	The subdivision of existing rural land to provide for residential activities is anticipated.
n. historic heritage;	No historic heritage effects are anticipated.
o. easements.	Easements will be provided for the access to all sites from the road and to ensure servicing of all lots.

Pursuant to Rule 27.5.11 for subdivision in a non-urban wāhi tūpuna, discretion is restricted to effects on manawhenua values. Effects on manawhenua values have been addressed in section 5.11 above and considered less than minor.

5.14 Conclusion – Effects

On the basis of the above assessment, it is considered that the proposed activity will not have adverse effects on the environment that are more than minor. The adverse effects are considered acceptable, particularly in the context of the permitted baseline for the site.

6 WRITTEN APPROVALS

Written approvals have been provided for the following properties and are appended in **Appendices J and K**:

- B Watson and J Neame (shown in blue in Figure 7); and
- Thomson and Trustees (shown in yellow in Figure 7).



Figure 7: Land ownership – APAs (site outlined in bold)

Effects on these persons must be disregarded pursuant to sections 95 and 104 of the RMA.

7 OBJECTIVES AND POLICIES ASSESSMENT

An assessment of the relevant Objectives and Policies from the Proposed District Plan is provided below. In summary, it is considered that the proposal is consistent to the overall objectives and policy direction provided for in the Proposed District Plan.

Provision	Assessment
Chapter 22: Rural Residential and Lifestyle	
22.2.1 Objective - Rural living opportunities are enabled in areas that can absorb development, on	Rural living opportunities are provided for five residential allotments on the site. The rural living

the basis that the density, scale and form of the development: **a. Protects the landscape values of the District's Outstanding Natural Features and Outstanding Natural Landscapes;** b. **Maintains the landscape character and maintains or enhances the visual amenity values of the District's Rural Character Landscapes.**	enabled is consistent with the density, scale and form anticipated in the Camp Hill Sub-Zone. Landscape values are protected and maintained.
22.2.1.1 - Ensure the visual prominence of buildings is avoided, remedied or mitigated particularly development and associated earthworks on prominent slopes, ridges and skylines.	The visual prominence of buildings is appropriate, as set out in the Landscape Assessment in **Appendix I**.
22.2.1.2 - Set density and building coverage standards in order to maintain rural living character and amenity values and the open space and rural qualities of the District's landscapes.	The proposal complies with the density and building coverage standards.
22.2.1.4 - Manage anticipated activities that are located in proximity to Outstanding Natural Features or Outstanding Natural Landscapes so that they do not compromise the landscape values of that Feature or Landscape.	The proposed activity will not compromise the landscape values of any ONL/ONF.
22.2.1.5 - Maintain and enhance landscape values and amenity values within the zones by controlling the colour, scale, location and height of permitted buildings and in certain locations or circumstances require landscaping and vegetation controls.	The buildings proposed are within the colour, scale and height of buildings. The five-bedroom cottage building exceeds the floor area per building, however, the effects of this non-compliance have been assessed as appropriate.
22.2.1.6 - Lights be located and directed so as to avoid glare to other properties, roads, and other public places and to avoid degradation of views of the night sky.	Lighting will be directed to avoid glare to other properties, roads or public places. The lighting will not degrade views of the night sky.
22.2.1.7 - Have regard to fire risk from vegetation and the potential risk to people and buildings, when assessing subdivision, development and any landscaping.	The proposal does not locate vegetation in close proximity to buildings on the site.
22.2.1.8 - Provide adequate firefighting water and fire service vehicle access to ensure an efficient and effective emergency response.	Adequate firefighting water supply will be provided. The vehicle access is 5.5m formed width so service vehicles will be able to access the site.
22.2.2 Objective - The predominant land uses within the Rural Residential and Rural Lifestyle Zones are rural and residential activities.	The land use within the Rural Residential Zone will be a combination of visitor accommodation and residential uses.
22.2.2.1 - Enable residential and farming activities in both zones, and provide for community and visitor accommodation activities which, in terms of location, scale and type, community are compatible with and	The proposed visitor accommodation and residential activities are compatible on the site. The proposal will be located within a wider rural area, as anticipated by the zoning.

enhance the predominant activities of the relevant zone.	
22.2.2.3 - Discourage commercial, community and other non-residential activities, including restaurants, visitor accommodation and industrial activities that would diminish amenity values and the quality and character of the rural living environment.	The visitor accommodation activity will not diminish amenity values, or the quality and character of the rural living environment.
22.2.2.4 - The bulk, scale and intensity of buildings used for visitor accommodation, residential visitor accommodation and homestay activities are to be commensurate with the anticipated development of the zone and surrounding residential activities.	The bulk, scale and intensity of buildings used for visitor accommodation is commensurate with the anticipated development of the zone, including the permitted baseline of 36 residential dwellings with each building a permitted floor area of 500m^2.
22.2.2.5 - Enable residential visitor accommodation and homestays in conjunction with residential units (including residential flats) whilst limiting the scale, intensity and frequency of these activities.	Residential visitor accommodation and homestays within the permitted baseline are appropriate for residential units and flats built within the proposed building platforms.
22.2.3 - Objective - New development does not exceed available capacities for servicing and infrastructure.	There are no reticulated services available. Servicing will be provided to all allotments (excluding the access lot).
22.2.3.1 - Discourage new development that requires servicing and infrastructure at a cost to the community.	The proposed servicing and infrastructure will be provided by the consent holder.
22.2.3.2 - Ensure traffic generated by new development does not compromise road safety or efficiency.	Traffic generated by the proposal will not compromise road safety or efficiency. The proposal is not a High Traffic Generating Activity.
22.2.4 - Objective - Sensitive activities conflicting with existing and anticipated rural activities are managed.	The proposed accommodation units and residential building platforms are set back from adjoining rural boundaries to mitigate effects such as odour, noise and dust from rural land uses. The activities proposed are considered appropriate within this environment.
22.2.4.1 - Recognise existing and permitted activities, including activities within the surrounding Rural Zone might result in effects such as odour, noise, dust and traffic generation that are established, or reasonably expected to occur and will be noticeable to residents and visitors in rural areas.	
Chapter 25 – Earthworks	
25.2.1 - Objective – Earthworks are undertaken in a manner that minimises adverse effects on the environment, including through mitigation or remediation, and protects people and communities. Policies 25.2.1.1 – 25.2.1.11	The earthworks have been designed to reuse cut material on the site to form hillocks as part of the landuse strategy. This reduces the required movement of earthworked material from leaving the site. The staging principle set out in the EMP provides for management of the areas of open earthworks being undertaken on the site at a time. The Accidental Discovery Protocol will manage adverse effects from any accidentally discovered material.

	The proposed earthworks will be undertaken in accordance with the recommendations of the EMP.
Chapter 27 – Subdivision and Development	
27.2.1 - Objective – Subdivision that will enable quality environments to ensure the District is a desirable place to live, visit, work and play.	The proposed subdivision is compliant with the minimum lot size and density for the Rural Residential Camp Hill Zone. The building platforms provide adequate dimensions for a dwelling to be constructed on each and the lots are workable sizes. The vehicle access proposed on site will be fit for purpose. The site will be desirable place to live, visit, work and play.
27.2.1.1 - Require subdivision infrastructure to be constructed and designed so that it is fit for purpose, while recognising opportunities for innovative design.	
27.2.1.3 - Require that allotments are a suitable size and shape, and are able to be serviced and developed for the anticipated land use under the applicable zone provisions.	
27.2.4 - Objective - Natural features, indigenous biodiversity and heritage values are identified, incorporated and enhanced within subdivision design.	The site is located within a wahi tupuna. Assessment of effects on manawhenua values is provided in section 5.11 of this report. The proposed subdivision will not affect the Maori culture and traditions in relation to connections between the larger landforms of Mount Alfred and Diamond Lake within this context. The Accidental Discovery Protocol will be followed in the instance of any unexpected archaeological or cultural material discovered during earthworks.
27.2.4.2 - Ensure that subdivision and changes to the use of land that result from subdivision do not reduce the values of heritage features and other protected items scheduled or identified in the District Plan.	
27.2.4.3 - Encourage subdivision design to protect and incorporate archaeological sites or cultural features, recognising these features can contribute to and create a sense of place. Where applicable, have regard to Maori culture and traditions in relation to ancestral lands, water, sites, wāhi tapu and other taonga.	
27.2.5 - Objective - Infrastructure and services are provided to new subdivisions and developments.	Services will be provided to each residential allotment and the visitor accommodation allotment on the site. Servicing of future dwellings on the residential allotments can be secured through consent notice conditions.
Chapter 39 - Wāhi Tūpuna	
Objective - 39.2.1 - Manawhenua values, within identified wāhi tūpuna areas, are recognised and provided for.	Assessment of manawhenua values and cultural effects in light of the description for Ōturu (Diamond Lake, Mount Alfred and surrounds) in PDP Schedule 39.6 is provided in section 5.11 of this report. The proposed subdivision does not affect Diamond Lake or Mount Alfred, or other scheduled water bodies within the vicinity.
39.2.1.2 - Recognise that the effects of activities may require assessment in relation to Manawhenua values when that activity is listed as a potential threat within an identified wāhi tūpuna area, as set out in Schedule 39.6.	

8 NOTIFICATION SUMMARY

Effects on the persons who have provided written approval (as set out in section 6 of this report) are not considered for the purposes of notification.

8.1 Public Notification

Having undertaken the s95A public notification tests, the following conclusions are reached:

Under step 1, public notification is not mandatory.

Under step 2, there is no rule or NES that specifically precludes public notification of the activities, and the application is for activities other than those specified in s95A(5)(b)

Under step 3, public notification is not required as the application is for activities that is are not subject to a rule that specifically requires it, and it is considered that the activities will not have adverse effects on the environment that are more than minor.

Under step 4, there are no special circumstances that warrant the application being publicly notified.

It is therefore recommended that this application be processed without public notification.

8.2 Limited Notification

Having undertaken the s95B limited notification tests, the following conclusions are reached:

Under step 1, limited notification is not mandatory.

Under step 2, there is no rule or NES that specifically precludes limited notification of the activities, and the application is for activities other than that specified in s95B(6)(b).

Under step 3, limited notification is not required as it is considered that the activities will not result in any adversely affected persons.

Under step 4, there are no special circumstances that warrant the application being limited notified to any other persons.

It is therefore recommended that this application be processed without limited notification.

9 REGULATIONS

9.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (the NES) apply to activities if the land is covered by the NES, i.e. if any activity or industry on the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken, or is more likely than not to have been undertaken on the piece of land.

The method outlined in Section 6(2) of the regulations has been used to determine whether or not the piece of land is covered by the NES. This involves a review of the information held about the site by the Queenstown Lake District Council and Otago Regional Council (including the Otago Selected Land Use Sites portal). There is no information on the QLDC or ORC databases that records any HAIL activity having taken place.

For completeness, Retrolens historic imagery has been reviewed. Retrolens images dating back to 1954 show the site as pasture, with no structures, bulk chemical storage or livestock dips (or similar) visible on the site. Snips from these images are provided in Figures 8 and 9 below.



Figure 8: Retrolens image of site, dated 29/01/1954



Figure 9: Retrolens image of site, dated 03/12/1984

There is no information that indicates a HAIL activity is or has been undertaken on the site. Therefore, the NES does not apply to this application.

9.2 National Environmental Standards for Sources of Human Drinking Water Regulations 2007

The NES Drinking Water provides for safe drinking water standards and manages discharges that may affect safe drinking water. Drinking water will be filtered and treated as required to ensure it complies with the drinking water standards.

10 PART 2 OF THE RESOURCE MANAGEMENT ACT (1991)

In accordance with Clause 2(1)(f) of Schedule 4, an assessment of the activity against the matters set out in Part 2 is required for all resource consent applications. The relevant matters of Part 2 have been reproduced and assessed below:

5. Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while –

a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The proposal will provide for a wider social, community and economic benefit through the development of a luxury lodge accommodation offering, that will support the tourism industry. The proposal also provides for residential allotments, consistent with the anticipated land use in the PDP. The buildings and landscaping have been designed to reuse the earthworks within the site, complement landforms (hillocks) seen throughout this part of the district and integrate new planting (including natives).

As set out in the assessment of effects in section 5 of this report, the effects of the proposal on the environment are appropriately avoided, remedied and mitigated. The proposal is consistent with section 5.

6. Matters of National Importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

(a) The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:

(b) The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

(c) The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:

(d) The maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:

(e) The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:

(f) the protection of historic heritage from inappropriate subdivision, use, and development:

(g) the protection of protected customary rights:

(h) the management of significant risk from natural hazards.

7. Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to –

(a) Kaitiakitanga:

(aa) The ethic of stewardship:

(b) The efficient use and development of natural and physical resources:

(ba) The efficiency of the end use of energy:

(c) the maintenance and enhancement of amenity values:

(d) Intrinsic values of ecosystems

(e) [repealed]

(f) Maintenance and enhancement of the quality of the environment:

(g) Any finite characteristics of natural and physical resources:

(h) The protection of the habitat of trout and salmon:

(i) The effects of climate change:

(j) The benefits to be derived form the use and development of renewable energy.

The proposal will not adversely affect outstanding natural landscape values, the natural character of the Rees river or the relationship of Maori with the site. Natural hazards have been assessed by a suitably qualified geotechnical practitioner and are considered acceptable.

The proposal will enable the efficient use and development of the land, including natural and physical resources, and the effects of the proposal are adequately mitigated as set out in section 5 of this AEE. The proposal will maintain and enhance amenity values of the site and surrounding area, consistent with the permitted baseline set out in the PDP.

The proposal is consistent with Part 2 of the RMA.

11 CONCLUSION

Resource consent is sought to establish a luxury lodge for visitor accommodation, including built form, access and landscaping, at the site on Glenorchy-Paradise Road. The proposal also includes five residential allotments, to be subdivided from the visitor accommodation development.

Overall, it is considered that the proposal will have less than minor effect on both the environment and people and is in line with the overall policy direction prescribed within the Proposed District Plan. As such, it is considered appropriate to process this application on a non-notified basis.

The proposal is consistent with the purpose of the Resource Management Act.